

AGENDA
Hanover County Planning Commission
Hanover County Government Building
Planning Department and Auditorium
March 20, 2014

Meeting Called to Order at 7:00 P.M.

- 1. Welcome and Pledge of Allegiance**
- 2. Consideration of Agenda Amendments by Action of the Commission**
- 3. Citizens' Time**
Citizens' Time is limited to 20 minutes, and each speaker shall be allotted 5 minutes
- 4. Public Hearings Advertised for 7:00 P.M.**

REQUEST FOR DEFERRAL

Rezoning

- C-9-13(c) HANOVER LAND INVESTORS, L.L.C.,** Request to rezone from A-1, Agricultural District to RM(c), Multi-Family Residential District with conditions and B-1(c), Neighborhood Business District with conditions, on GPINs 8715-45-2556, 8715-45-5685, 8715-45-4972 and 8715-45-8101, consisting of approximately 25.45 acres, and located in the southeast quadrant of the intersection of Pole Green Road (State Route 627) and Bell Creek Road (State Route 642) in the **MECHANICSVILLE MAGISTERIAL DISTRICT**. The subject property is designated on the General Land Use Plan Map as Commercial and Suburban High (4-8 dwelling units per acre). The proposed zoning amendment would permit the creation of 121 building lots for a gross density of 5.49 dwelling units per acre. (PUBLIC HEARING)

EXPEDITED PUBLIC HEARINGS

Rezoning Proffer Amendment Cases

- C-37-98(c) BLUE RIDGE CUSTOM HOMES, L.L.C.,** Requests an amendment to the proffers approved with rezoning request C-37-98(c), Annie L. Johnson, on GPIN 7728-74-6317, zoned AR-6(c), Agricultural Residential District with conditions, and located on the west line of Annie Laura Lane (private road) approximately 800 feet south of its intersection with Mile Branch Road (State Route 703) in the **SOUTH ANNA MAGISTERIAL DISTRICT**. The proposed zoning amendment would amend the cash proffer. (PUBLIC HEARING)

- C-38-98(c)** **AMAR AND HARVINDER SINGH, ET AL.**, Request an amendment to the proffers approved with rezoning request C-38-98(c), W. Pettus Gilman and William B. Gilman, on GPIN 7831-02-6166, zoned AR-6(c), Agricultural Residential District with conditions, and located on the east line of Sir Walker Drive (private road) approximately 500 feet north of its intersection with Mountain Road (U.S. Route 33) in the **SOUTH ANNA MAGISTERIAL DISTRICT**. The proposed zoning amendment would amend the cash proffer. (PUBLIC HEARING)
- AM. 1-14**

Conditional Use Permits

- CUP-2-01** **BJ'S WHOLESALE CLUB, INC.**, Requests an amendment to a Conditional Use Permit in accordance with Section 26-140.1, of the Hanover County Zoning Ordinance to amend the conditions to allow accessory sales of propane fuel to non-members and to extend hours of operation of gasoline sales on Sunday to 7:00 p.m., on GPIN 8714-54-7997, consisting of approximately 15.85 acres. The area of the Conditional Use Permit will be limited to approximately 0.79 acres. The property is zoned OS(c), Office/Service District with conditions, and is located on the north line of Bell Creek Road (State Route 642) approximately 1,000 feet west of its intersection with Cold Harbor Road (State Route 156) in the **MECHANICSVILLE MAGISTERIAL DISTRICT**. The subject property is designated on the General Land Use Plan Map as Limited Industrial and Commercial. (PUBLIC HEARING)
- AM. 1-14**
- CUP-9-02** **SHALOM BAPTIST CHURCH TRUSTEES**, Request an amendment to a Conditional Use Permit (CUP) in accordance with Section 26-20.21 of the Hanover County Zoning Ordinance to amend the sketch plan to adjust a CUP boundary line and show proposed additions to the church facilities, on GPINs 8724-39-5325 and 8724-38-4994, consisting of approximately 8.02 acres, zoned A-1, Agricultural District, located on the southeast quadrant of the intersection of Mechanicsville Turnpike (U.S. Route 360) and Adams Farm Road (State Route 830) in the **MECHANICSVILLE MAGISTERIAL DISTRICT**. The subject property is designated on the General Land Use Plan Map as Commercial and Suburban General (1-4 dwelling units per acre). (PUBLIC HEARING)
- AM. 1-14**
- CUP-9-13** **ALTHEA TURNER BROOKS AND ELWIN W. BROOKS, JR.**, Request a Conditional Use Permit in accordance with Sections 26-20.25 and 26-20.31 of the Hanover County Zoning Ordinance to permit a commercial landscaping operation and mulch processing facility on GPIN 8746-93-2823, consisting of approximately 11.21 acres, zoned A-1, Agricultural District, and located on the north line of Mechanicsville Turnpike (U.S. Route 360) approximately 0.35 mile west of its intersection with Spring Run Road (State Route 628) in the **HENRY MAGISTERIAL DISTRICT**. The subject property is designated on the General Land Use Plan Map as Agricultural. (PUBLIC HEARING)

- 5. Miscellaneous**
- A. Approval of Minutes**